



HUNTERS[®]
HERE TO GET *you* THERE

16 Hornbeam Close, Selby, YO8 8FS

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Offers Over £225,000

DESCRIPTION

Hunters Selby are delighted to offer for sale this three bedrooms semi detached home ideal for first time buyers set in the popular Staynor Hall development. The property is close to local amenities and with excellent commuter links. The property benefits from gas central heating, UPVC double glazing and briefly comprises of an entrance hall, downstairs cloakroom/w.c, lounge and kitchen/dining room to the ground floor. To the first floor bedroom one with en-suite, two further bedrooms and a family bathroom. To the front the property a driveway leads down the side of the house to a single garage. To the rear of the property there is a garden laid to lawn with patio area and fencing around the perimeter. Viewing comes highly recommended to appreciate the accommodation on offer. Call Hunters Selby seven days a week to book a viewing.

LOCATION

Hornbeam Close is situated within the Staynor Hall development just off Bawtry Road in Selby. Selby market town has a selection of shops, pubs, restaurants and a bustling market once a week. Close to all local amenities including Tesco, Sainsburys, Morrisons supermarkets, Abbey Walk retail park and the market cross shopping centre, railway station and the famous Selby Abbey. The city of York is approximately 14 miles away and the new by-pass has enhanced the road networks with easy access to York, Leeds, Castleford and Doncaster, with excellent road communications being A19, M62, A1041, A1 and M18.

DIRECTIONS

Leave Selby town Centre on the A1041 heading east. Go over the roundabout passing the retail park, take your first left on to Hawthorn Road. At the second roundabout take your first exit onto Blackthorn Close, continue onto Hornbeam Close where the property can be identified by our Hunters for sale board.

Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; C

EPC Rating : C

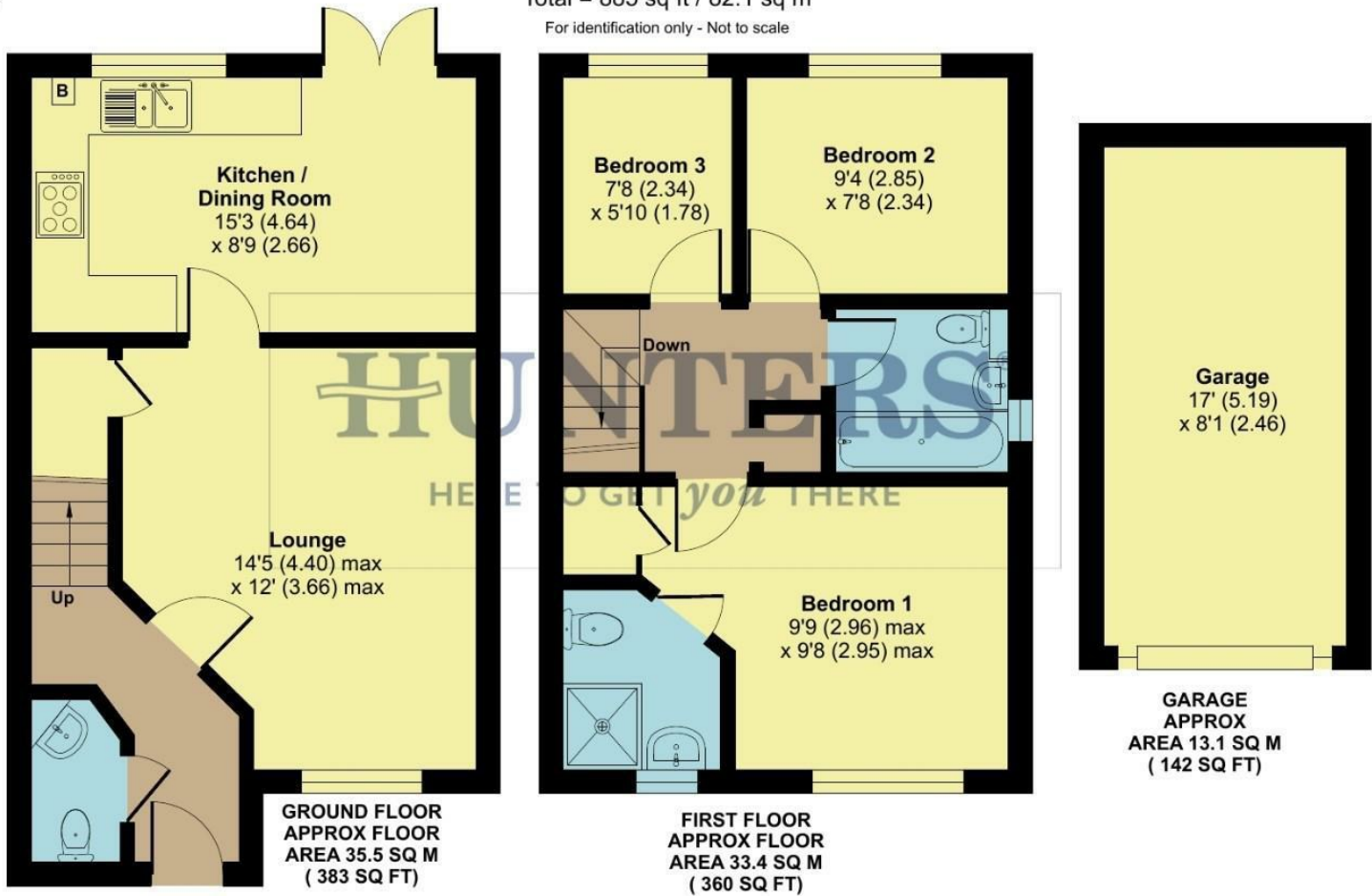
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Approximate Area = 743 sq ft / 69 sq m
Garage = 142 sq ft / 13.1 sq m
Total = 885 sq ft / 82.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential).
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